

### Firwood Lane Pre-app Summary:

The project proposes to subdivide parcel 9194100015 into 18 single family residential lots, utilizing the LID code outlined in Section 114 of the Kirkland Municipal Code. The existing parcel contains a private access road and mobile home units. Existing structures and infrastructure are proposed to be demolished and/or removed. The project will result in 18 single family residential lots, an open space tract that will preserve an existing stream and associated buffer, and drainage and open space tract which will contain a bioretention cell and a detention/ water quality vault. Access to the site will be from the NE 124<sup>th</sup> St, near the existing site access for the existing mobile home park. The project will create a new public road near the existing private road that will extend south from NE 124<sup>th</sup> St and end in a cul-de-sac within the development. There is an existing sewer system which runs south and southwest through the site. The project proposes to install a new water main to provide water services to the new residences.

The developer proposes to employ LID techniques in order to utilize the 50% minimum lot size as specified by Section 114 – Low Impact Development from Kirkland Zoning Code. Per the requirements of KZC 114, the project will provide 40 percent open space and treat 50 percent of stormwater runoff from all hard surfaces with an LID technique.

The LID options that are proposed for the site include a rain garden at the southern portion of the site, and basic dispersion along the western boundary of the developable area, dispersing roof runoff to the buffer area. The basic dispersion trenches and rain garden will be designed according to the 2009 King County Surface Water Design Manual, City of Kirkland Addendum and City of Kirkland Pre-Approved Plans.

Preliminary design has been completed for the rain garden, and will utilize 12 inch ponding depth and provide an additional 6 inches of freeboard. A standpipe or catch basin will be used to convey the overflow to the storm water detention/water quality facility. The approximate size of the rain garden is included on the pre-app exhibit. Basic dispersion will be provided via dispersion trenches and runoff from Non-Pollution generating impervious surfaces (NPGIS) will be dispersed through a minimum 25' vegetated flow path.

The site will meet all additional flow control and water quality requirements as part of the project and submittals will be provided at a later date. A soils report will be completed during preliminary design.

### Questions/Clarifications:

1. What frontage improvements or right-of-way dedication will be required (if any)?
2. Can Lot 2 access from NE 124<sup>th</sup> St.?
3. Are there special requirements for this area?
4. Confirm the detention standard (Level 2).
5. Confirm the proposed buffer reduction from 75' to 50'.
6. Please confirm road standards and discuss if Road A as conceptually proposed is acceptable and is in-line with the LID code intent
7. We would like to confirm process and requirements for Plat, LSM, etc.
8. Discuss timelines for completing the review.

9. Confirm the bioretention cell and underground detention vault can be located in the open space tract which is used towards the 40% open space area required by the LID code.
10. Can the city discuss the BSBL's regarding the garages and clarify what the city would consider as the lot fronts, backs, and side yards for Lot 1, 2 and 18?